

Cordova Green Board Meeting Minutes 7_26_2022

Jen Stoker

Fri 8/19/2022 12:23 PM

To: Marsha Weiss

Cordova Green Condominium Association Board Meeting Tuesday, July 26, 2022 6:30pm

1. **Call to Order:** Board of Director's Meeting was called to order by 6:45pm by Marsha Weiss. Frank DiMaria, Curt Rogosch, Marsha Weiss, Charlotte Johnson, Mike Swales, Jennifer Stoker, and Beverly Neubacker Community Association Manager with Ameri Tech. Donald Dunham was unable to attend.
2. **Approval of Meeting Minutes** dated March 1, 2022:
 - a. Motion to Accept Board Meeting Minutes 03/1/2022 by Marsha Weiss.
 - a. Motion Approve Board Meeting Minutes 3/1/2022: Motion to approve Board Meeting Minutes 3/1/2022. . Frank DiMaria motioned to approve minutes, Mike Swales seconded.
3. **New Business:** Voting results of the four issues voted on.
 - Building 8681 Bardmoor Blvd C Building East side of building second floor replace staircase estimate of \$ 4,279.00. GFS contractor George came out and gave a quote said needs to be replaced as soon as possible asked if would hold price from October 2021. To replace concrete stair tread \$4,065.95 reserves we can use the difference from deferred maintenance fund for the difference (\$214.00) needed.
Motion from Curt Rogosch to replace concrete stair tread on East 2nd floor. Frank DiMaria second. Motion unanimously passed.
4. **Miscellaneous**
 - Legislature has put all 3 stories or higher buildings with certificate of occupancy issued by 1992 will require engineering review. GFS will walk the building and most-likely will recommend repairs. We are unsure what it will cost for the state's engineers to advise what needs to be repaired. We must plan and seek advice from GFS to obtain ballpark numbers given what needs to be done and budget planning accordingly. Engineering assessment by 2024.
 - Elevator Code requirements discussed. We will have our elevator company, Elite, look at our elevators and determine what might be required to update to code.
 - Association Website: CordovaGreensLargo.com
 - Marsha Weiss, Charlotte Johnson, and Jennifer Stoker will not be running for the Board in September.
4. **Motion to adjourn:** Motion to adjourn was made at 7:31 PM by Frank DiMaria, Mike Swales seconded it. Unanimously approved.

Approved
10/20/22

September 19th 2022

Cordova Greens of Largo, INC.

2022-2023 New Board meeting minutes.

Meeting started at 7:29PM. Immediately after the 2022 Annual Meeting.

Previous board members present were Charlotte Johnson, Marsha Weiss and Jennifer Stoker via phone.

New board members present were Teri Martin and Mike Swales and Curt Rogosch via zoom.

The new board for 2022-2023 were introduced:

Frank DiMaria, President

Troy Klinger, Vice President

Teri Martin, Treasurer

Curtis Rogosch, At Large Board Member

Michael Swales, Secretary

Curt made a motion:

- “1. To gather as many email addresses of the owners as possible and make an email list.
2. Post a request to ask owners to provide their email addresses to the board for a quick and cost free means of communication. Post this on our bulletin boards.
3. Email these to all owners.
4. Communicate using email for all normal business, but not for annual board meeting.”

Curt made the motion, Mike Second, and Teri voted in favor. Approved 3 yes-0 nay.

Open Forum Comments

1. Elizabeth Frances, owner 102-B. Has water leaking inside bedroom from outside walls. George of GFS did an inspection and advised to paint exterior wall with Flex seal. Two coats were painted/applied this month, September 2022. Beverly Nuebecker to provide Ms. Frances the GFS written report.
2. Lou Katz, new owner of 205-B . Reported crack in ceiling he found after he removed drop ceiling. He shared a photo. I mentioned due diligence of his purchase. Did the owner disclose this at time of purchase? Lou to have his agent contact the seller. Board will have George of GFS inspect.
3. Julie Sirico, 601-C stated the elevator permit is expired 8/1/2022. Beverly to call Elite elevator to get updated permit. Julie also noted several significant increases in the 2023 budget over 2022, such as office expenses, Trash, and cable TV. Discussion around inflation occurred.

Curt made a motion to adjourn meeting at 8:15pm. Mike second, Teri approved. 3 Yes – 0 nay.

Submitted by Mike Swales, 9/20/22